

SO. CAL. EQUAL ACCESS GROUP  
Jason J. Kim (SBN 190246)  
Jason Yoon (SBN 306137)  
Kevin Hong (SBN 299040)  
101 S. Western Ave., Second Floor  
Los Angeles, CA 90004  
Telephone: (213) 205-6560  
cm@SoCalEAG.com

Attorneys for Plaintiff  
EDMOND NEAL

**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA**

EDMOND NEAL,

Plaintiff,

vs.

SUNSHINE CAPITAL, LLC; and DOES 1  
to 10,

Defendants.

**Case No.:**

COMPLAINT FOR INJUNCTIVE  
RELIEF AND DAMAGES FOR DENIAL  
OF CIVIL RIGHTS OF A DISABLED  
PERSON IN VIOLATIONS OF

1. AMERICANS WITH DISABILITIES  
ACT, 42 U.S.C. §12131 et seq.;

2. CALIFORNIA'S UNRUH CIVIL  
RIGHTS ACT;

3. CALIFORNIA'S DISABLED  
PERSONS ACT;

4. CALIFORNIA HEALTH & SAFETY  
CODE;

5. NEGLIGENCE

Plaintiff EDMOND NEAL ("Plaintiff") complains of Defendants SUNSHINE  
CAPITAL, LLC; and DOES 1 to 10 ("Defendants") and alleges as follows:

**PARTIES**

1. Plaintiff is a California resident with a physical disability. Plaintiff is an  
amputee below his right knee and is substantially limited in his ability to walk. Plaintiff  
requires the use of a wheelchair at all times when traveling in public.

1           2.     Defendants are, or were at the time of the incident, the real property owners,  
2 business operators, lessors and/or lessees of the real property for a public parking lot  
3 (“Business”) located at or about 1307 S. Los Angeles St., Los Angeles, California.

4           3.     The true names and capacities, whether individual, corporate, associate or  
5 otherwise of Defendant DOES 1 through 10, and each of them, are unknown to Plaintiff,  
6 who therefore sues said Defendants by such fictitious names. Plaintiff will ask leave of  
7 Court to amend this Complaint when the true names and capacities have been  
8 ascertained. Plaintiff is informed and believes, and, based thereon, alleges that each such  
9 fictitiously named Defendants are responsible in some manner, and therefore, liable to  
10 Plaintiff for the acts herein alleged.

11           4.     Plaintiff is informed and believes, and thereon alleges that, at all relevant  
12 times, each of the Defendants was the agent, employee, or alter-ego of each of the other  
13 Defendants, and/or was acting in concert with each of the other Defendants, and in doing  
14 the things alleged herein was acting with the knowledge and consent of the other  
15 Defendants and within the course and scope of such agency or employment relationship.

16           5.     Whenever and wherever reference is made in this Complaint to any act or  
17 failure to act by a defendant or Defendants, such allegations and references shall also be  
18 deemed to mean the acts and failures to act of each Defendant acting individually, jointly  
19 and severally.

### 20                                   **JURISDICTION AND VENUE**

21           6.     The Court has jurisdiction of this action pursuant to 28 USC §§ 1331 and  
22 1343 for violation of the Americans with Disabilities Act of 1990, (42 USC §12101, *et*  
23 *seq.*).

24           7.     Pursuant to pendant jurisdiction, attendant and related causes of action,  
25 arising from the same nucleus of operating facts, are also brought under California law,  
26 including, but not limited to, violations of California Civil Code §§51, 51.5, 52(a), 52.1,  
27 54, 54., 54.3 and 55.

28           8.     Plaintiff’s claims are authorized by 28 USC §§ 2201 and 2202.

1           9.     Venue is proper in this court pursuant to 28 USC §1391(b). The real  
2 property which is the subject of this action is located in this district, Los Angeles County,  
3 California, and that all actions complained of herein take place in this district.

4                                   **FACTUAL ALLEGATIONS**

5           10.    In or about May of 2024, Plaintiff went to the Business.

6           11.    The Business is a public parking lot business establishment, open to the  
7 public, and is a place of public accommodation that affects commerce through its  
8 operation. Defendants provide parking spaces for customers.

9           12.    While attempting to enter the Business during each visit, Plaintiff personally  
10 encountered a number of barriers that interfered with his ability to use and enjoy the  
11 goods, services, privileges, and accommodations offered at the Business.

12          13.    To the extent of Plaintiff's personal knowledge, the barriers at the Business  
13 included, but were not limited to, the following:

14               a.     Defendants failed to comply with the federal and state standards for  
15 the parking space designated for persons with disabilities. Defendants  
16 failed to post required signage such as "Van Accessible," and  
17 "Minimum Fine \$250".

18               b.     Defendants failed to comply with the federal and state standards for  
19 the parking space designated for persons with disabilities. Defendants  
20 failed to provide proper van accessible space designated for the  
21 persons with disabilities as there were no "NO PARKING" markings,  
22 blue borderlines, or blue hatched lines painted on the parking surface  
23 to indicate the presence of an access aisle.

24          14.    These barriers and conditions denied Plaintiff full and equal access to the  
25 Business and caused Plaintiff difficulty and frustration. Plaintiff wishes to return and  
26 patronize the Business; however, Plaintiff is deterred from visiting the Business because  
27 his knowledge of these violations prevents him from returning until the barriers are  
28 removed.

1           15. Based on the violations, Plaintiff alleges, on information and belief, that  
 2 there are additional barriers to accessibility at the Business after further site inspection.  
 3 Plaintiff seeks to have all barriers related to his disability remedied. *See Doran v. 7-  
 4 Eleven, Inc.* 524 F.3d 1034 (9<sup>th</sup> Cir. 2008).

5           16. In addition, Plaintiff alleges, on information and belief, that Defendants  
 6 knew that particular barriers render the Business inaccessible, violate state and federal  
 7 law, and interfere with access for the physically disabled.

8           17. At all relevant times, Defendants had and still have control and dominion  
 9 over the conditions at this location and had and still have the financial resources to  
 10 remove these barriers without much difficulty or expenses to make the Business  
 11 accessible to the physically disabled in compliance with ADDAG and Title 24  
 12 regulations. Defendants have not removed such barriers and have not modified the  
 13 Business to conform to accessibility regulations.

#### 14 **FIRST CAUSE OF ACTION**

#### 15 **VIOLATION OF THE AMERICANS WITH DISABILITIES ACT OF 1990**

16           18. Plaintiff incorporates by reference each of the allegations in all prior  
 17 paragraphs in this complaint.

18           19. Under the Americans with Disabilities Act of 1990 (“ADA”), no individual  
 19 shall be discriminated against on the basis of disability in the full and equal enjoyment of  
 20 the goods, services, facilities, privileges, advantages, or accommodations of any place of  
 21 public accommodation by any person who owns, leases, or leases to, or operates a place  
 22 of public accommodation. *See* 42 U.S.C. § 12182(a).

23           20. Discrimination, *inter alia*, includes:

- 24           a. A failure to make reasonable modification in policies, practices, or  
 25 procedures, when such modifications are necessary to afford such  
 26 goods, services, facilities, privileges, advantages, or accommodations  
 27 to individuals with disabilities, unless the entity can demonstrate that  
 28 making such modifications would fundamentally alter the nature of

1 such goods, services, facilities, privileges, advantages, or  
2 accommodations. 42 U.S.C. § 12182(b)(2)(A)(ii).

3 b. A failure to take such steps as may be necessary to ensure that no  
4 individual with a disability is excluded, denied services, segregated or  
5 otherwise treated differently than other individuals because of the  
6 absence of auxiliary aids and services, unless the entity can  
7 demonstrate that taking such steps would fundamentally alter the  
8 nature of the good, service, facility, privilege, advantage, or  
9 accommodation being offered or would result in an undue burden. 42  
10 U.S.C. § 12182(b)(2)(A)(iii).

11 c. A failure to remove architectural barriers, and communication barriers  
12 that are structural in nature, in existing facilities, and transportation  
13 barriers in existing vehicles and rail passenger cars used by an  
14 establishment for transporting individuals (not including barriers that  
15 can only be removed through the retrofitting of vehicles or rail  
16 passenger cars by the installation of a hydraulic or other lift), where  
17 such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv).

18 d. A failure to make alterations in such a manner that, to the maximum  
19 extent feasible, the altered portions of the facility are readily  
20 accessible to and usable by individuals with disabilities, including  
21 individuals who use wheelchairs or to ensure that, to the maximum  
22 extent feasible, the path of travel to the altered area and the  
23 bathrooms, telephones, and drinking fountains serving the altered  
24 area, are readily accessible to and usable by individuals with  
25 disabilities where such alterations to the path or travel or the  
26 bathrooms, telephones, and drinking fountains serving the altered area  
27 are not disproportionate to the overall alterations in terms of cost and  
28 scope. 42 U.S.C. § 12183(a)(2).

1           21. Where parking spaces are provided, accessible parking spaces shall be  
2 provided. 1991 ADA Standards § 4.1.2(5); 2010 ADA Standards § 208. One in every  
3 eight accessible spaces, but not less than one, shall be served by an access aisle 96 in  
4 (2440 mm) wide minimum and shall be designated “van accessible.” 1991 ADA  
5 Standards § 4.1.2(5)(b). For every six or fraction of six parking spaces, at least one shall  
6 be a van accessible parking space. 2010 ADA Standards § 208.2.4.

7           22. Under the ADA, the method and color of marking are to be addressed by  
8 State or local laws or regulations. See 36 C.F.R., Part 1191. Under the California  
9 Building Code (“CBC”), the parking space identification signs shall include the  
10 International Symbol of Accessibility. Parking identification signs shall be reflectorized  
11 with a minimum area of 70 square inches. Additional language or an additional sign  
12 below the International Symbol of Accessibility shall state “Minimum Fine \$250.” A  
13 parking space identification sign shall be permanently posted immediately adjacent and  
14 visible from each parking space, shall be located with its centerline a maximum of 12  
15 inches from the centerline of the parking space and may be posted on a wall at the  
16 interior end of the parking space. See CBC § 11B-502.6, et seq.

17           23. Moreover, an additional sign shall be posted either in a conspicuous place at  
18 each entrance to an off-street parking facility or immediately adjacent to on-site  
19 accessible parking and visible from each parking space. The additional sign shall not be  
20 less than 17 inches wide by 22 inches high. The additional sign shall clearly state in  
21 letters with a minimum height of 1 inch the following: “Unauthorized vehicles parked in  
22 designated accessible spaces not displaying distinguishing placards or special license  
23 plates issued for persons with disabilities will be towed away at the owner’s expense...”  
24 See CBC § 11B-502.8, et seq.

25           24. Here, Defendants failed to provide the signs stating, “Minimum Fine \$250”  
26 and “Van Accessible.”

27           25. For the parking spaces, access aisles shall be marked with a blue painted  
28 borderline around their perimeter. The area within the blue borderlines shall be marked

1 with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting  
2 with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall  
3 be painted on the surface within each access aisle in white letters a minimum of 12 inches  
4 (305 mm) in height and located to be visible from the adjacent vehicular way. CBC §  
5 11B-502.3.3.

6 26. Here, Defendants failed to provide a proper access aisle as there were no  
7 "NO PARKING" markings, blue borderlines, or blue hatched lines painted on the parking  
8 surface to indicate the presence of an accessible aisle.

9 27. A public accommodation shall maintain in operable working condition those  
10 features of facilities and equipment that are required to be readily accessible to and usable  
11 by persons with disabilities by the Act or this part. 28 C.F.R. 35.211(a).

12 28. By failing to maintain the facility to be readily accessible and usable by  
13 Plaintiff, Defendants are in violation of Plaintiff's rights under the ADA and its related  
14 regulations.

15 29. The Business has denied and continues to deny full and equal access to  
16 Plaintiff and to other people with disabilities. Plaintiff has been and will continue to be  
17 discriminated against due to the lack of accessible facilities, and therefore, seeks  
18 injunctive relief to alter facilities to make such facilities readily accessible to and usable  
19 by individuals with disabilities.

## 20 **SECOND CAUSE OF ACTION**

### 21 **VIOLATION OF THE UNRUH CIVIL RIGHTS ACT**

22 30. Plaintiff incorporates by reference each of the allegations in all prior  
23 paragraphs in this complaint.

24 31. California Civil Code § 51 states, "All persons within the jurisdiction of this  
25 state are free and equal, and no matter what their sex, race, color, religion, ancestry,  
26 national origin, disability, medical condition, genetic information, marital status, sexual  
27 orientation, citizenship, primary language, or immigration status are entitled to the full  
28



1 and equal accommodations, advantages, facilities, privileges, or services in all business  
2 establishments of every kind whatsoever.”

3 32. California Civil Code § 52 states, “Whoever denies, aids or incites a denial,  
4 or make any discrimination or distinction contrary to Section 51, 51.5, or 51.6, is liable  
5 for each and every offense for the actual damages, and any amount that may be  
6 determined by a jury, or a court sitting without a jury, up to a maximum of three times the  
7 amount of actual damage but in no case less than four thousand dollars (\$4,000) and any  
8 attorney’s fees that may be determined by the court in addition thereto, suffered by any  
9 person denied the rights provided in Section 51, 51.5, or 51.6.

10 33. California Civil Code § 51(f) specifies, “a violation of the right of any  
11 individual under federal Americans with Disabilities Act of 1990 (Public Law 101-336)  
12 shall also constitute a violation of this section.”

13 34. The actions and omissions of Defendants alleged herein constitute a denial  
14 of full and equal accommodation, advantages, facilities, privileges, or services by  
15 physically disabled persons within the meaning of California Civil Code §§ 51 and 52.  
16 Defendants have discriminated against Plaintiff in violation of California Civil Code §§  
17 51 and 52.

18 35. The violations of the Unruh Civil Rights Act caused Plaintiff to experience  
19 difficulty, discomfort, or embarrassment. The Defendants are also liable for statutory  
20 damages as specified in California Civil Code §55.56(a)-(c).

### 21 **THIRD CAUSE OF ACTION**

#### 22 **VIOLATION OF CALIFORNIA DISABLED PERSONS ACT**

23 36. Plaintiff incorporates by reference each of the allegations in all prior  
24 paragraphs in this complaint.

25 37. California Civil Code § 54.1(a) states, “Individuals with disabilities shall be  
26 entitled to full and equal access, as other members of the general public, to  
27 accommodations, advantages, facilities, medical facilities, including hospitals, clinics,  
28 and physicians’ offices, and privileges of all common carriers, airplanes, motor vehicles,



1 railroad trains, motorbuses, streetcars, boats, or any other public conveyances or modes  
2 of transportation (whether private, public, franchised, licensed, contracted, or otherwise  
3 provided), telephone facilities, adoption agencies, private schools, hotels, loading places,  
4 places of public accommodations, amusement, or resort, and other places in which the  
5 general public is invited, subject only to the conditions and limitations established by  
6 law, or state or federal regulation, and applicable alike to all persons.

7 38. California Civil Code § 54.3(a) states, “Any person or persons, firm or  
8 corporation who denies or interferes with admittance to or enjoyment of public facilities  
9 as specified in Sections 54 and 54.1 or otherwise interferes with the rights of an  
10 individual with a disability under Sections 54, 54.1 and 54.2 is liable for each offense for  
11 the actual damages, and any amount as may be determined by a jury, or a court sitting  
12 without a jury, up to a maximum of three times the amount of actual damages but in no  
13 case less than one thousand dollars (\$1,000) and any attorney’s fees that may be  
14 determined by the court in addition thereto, suffered by any person denied the rights  
15 provided in Section 54, 54.1, and 54.2.

16 39. California Civil Code § 54(d) specifies, “a violation of the right of an  
17 individual under Americans with Disabilities Act of 1990 (Public Law 101-336) also  
18 constitute a violation of this section, and nothing in this section shall be construed to limit  
19 the access of any person in violation of that act.

20 40. The actions and omissions of Defendants alleged herein constitute a denial  
21 of full and equal accommodation, advantages, and facilities by physically disabled  
22 persons within the meaning of California Civil Code § 54. Defendants have  
23 discriminated against Plaintiff in violation of California Civil Code § 54.

24 41. The violations of the California Disabled Persons Act caused Plaintiff to  
25 experience difficulty, discomfort, and embarrassment. The Defendants are also liable for  
26 statutory damages as specified in California Civil Code §55.56(a)-(c).

27 //

28 //

**FOURTH CAUSE OF ACTION**

**CALIFORNIA HEALTH & SAFETY CODE § 19955, et seq.**

42. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

43. Plaintiff and other similar physically disabled persons who require the use of a wheelchair are unable to use public facilities on a “full and equal” basis unless each such facility is in compliance with the provisions of California Health & Safety Code § 19955 et seq. Plaintiff is a member of the public whose rights are protected by the provisions of California Health & Safety Code § 19955 et seq.

44. The purpose of California Health & Safety Code § 1995 et seq. is to ensure that public accommodations or facilities constructed in this state with private funds adhere to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of Title 1 of the Government Code. The code relating to such public accommodations also require that “when sanitary facilities are made available for the public, clients, or employees in these stations, centers, or buildings, they shall be made available for persons with disabilities.

45. Title II of the ADA holds as a “general rule” that no individual shall be discriminated against on the basis of disability in the full and equal enjoyment of goods (or use), services, facilities, privileges, and accommodations offered by any person who owns, operates, or leases a place of public accommodation. 42 U.S.C. § 12182(a). Further, each and every violation of the ADA also constitutes a separate and distinct violation of California Civil Code §§ 54(c) and 54.1(d), thus independently justifying an award of damages and injunctive relief pursuant to California law, including but not limited to Civil Code § 54.3 and Business and Professions Code § 17200, et seq.

**FIFTH CAUSE OF ACTION**

**NEGLIGENCE**

46. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

1 47. Defendants have a general duty and a duty under the ADA, Unruh Civil  
2 Rights Act and California Disabled Persons Act to provide safe and accessible facilities  
3 to the Plaintiff.

4 48. Defendants breached their duty of care by violating the provisions of ADA,  
5 Unruh Civil Rights Act and California Disabled Persons Act.

6 49. As a direct and proximate result of Defendants' negligent conduct, Plaintiff  
7 has suffered damages.

8 **PRAYER FOR RELIEF**

9 WHEREFORE, Plaintiff respectfully prays for relief and judgment against  
10 Defendants as follows:

11 1. For preliminary and permanent injunction directing Defendants to comply  
12 with the Americans with Disability Act and the Unruh Civil Rights Act;

13 2. Award of all appropriate damages, including but not limited to statutory  
14 damages, general damages and treble damages in amounts, according to proof;

15 3. Award of all reasonable restitution for Defendants' unfair competition  
16 practices;

17 4. Reasonable attorney's fees, litigation expenses, and costs of suit in this  
18 action;

19 5. Prejudgment interest pursuant to California Civil Code § 3291; and

20 6. Such other and further relief as the Court deems just and proper.

21 **DEMAND FOR TRIAL BY JURY**

22 Pursuant to Rule 38(b) of the Federal Rules of Civil Procedure, Plaintiff hereby  
23 demands a trial by jury on all issues so triable.

24  
25 Dated: August 2, 2024

SO. CAL. EQUAL ACCESS GROUP

26  
27 By: /s/ Jason J. Kim  
Jason J. Kim, Esq.  
28 Attorneys for Plaintiff